

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Pittsburgh

State: PA

PJ's Total HOME Allocation Received: \$64,278,630

PJ's Size Grouping*: A

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	A	Overall
Program Progress:			PJs in State: 29				
% of Funds Committed	94.47 %	93.68 %	15	91.92 %	75	73	
% of Funds Disbursed	92.98 %	87.26 %	3	82.65 %	93	92	
Leveraging Ratio for Rental Activities	7.33	4.74	1	4.67	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	87.28 %	93.70 %	25	81.09 %	49	34	
% of Completed CHDO Disbursements to All CHDO Reservations***	84.72 %	70.97 %	8	68.72 %	84	77	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	90.67 %	82.23 %	6	79.93 %	84	72	
% of 0-30% AMI Renters to All Renters***	55.71 %	37.71 %	5	44.94 %	78	70	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.63 %	98.47 %	16	94.87 %	75	59	
Overall Ranking:			In State: 2 / 29		Nationally: 91 87		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$16,494	\$19,492		\$25,717	1,619 Units	66.00 %	
Homebuyer Unit	\$32,373	\$15,617		\$14,669	366 Units	14.90 %	
Homeowner-Rehab Unit	\$14,004	\$15,974		\$20,391	468 Units	19.10 %	
TBRA Unit	\$0	\$5,749		\$3,201	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Pittsburgh PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$115,258	\$115,778	\$24,994
State:*	\$96,152	\$37,565	\$16,075
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 1.4 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.99

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	33.4	37.4	65.2	0.0	Single/Non-Elderly:	24.6	44.0	32.1	0.0
Black/African American:	65.8	59.0	32.9	0.0	Elderly:	51.4	4.4	38.7	0.0
Asian:	0.2	1.1	0.2	0.0	Related/Single Parent:	19.7	39.6	13.2	0.0
American Indian/Alaska Native:	0.0	0.3	0.4	0.0	Related/Two Parent:	3.6	9.8	12.8	0.0
Native Hawaiian/Pacific Islander:	0.1	0.3	0.0	0.0	Other:	0.7	2.2	3.2	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.1	1.1	0.0	0.0					
Asian/Pacific Islander:	0.1	0.0	1.1	0.0					
ETHNICITY:									
Hispanic	0.3	0.8	0.2	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	69.7	39.3	52.6	0.0	Section 8:	64.1	0.5 [#]		
2 Persons:	15.4	17.8	20.7	0.0	HOME TBRA:	0.0			
3 Persons:	8.2	26.2	12.2	0.0	Other:	11.3			
4 Persons:	4.6	9.6	8.3	0.0	No Assistance:	24.6			
5 Persons:	1.4	4.4	3.4	0.0					
6 Persons:	0.3	1.4	1.9	0.0					
7 Persons:	0.3	0.8	0.6	0.0					
8 or more Persons:	0.1	0.5	0.2	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			63	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Pittsburgh

State: PA

Group Rank: 91
(Percentile)

State Rank: 2 / 29 PJs

Overall Rank: 87
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	87.28	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	84.72	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	90.67	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	99.63	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	1.24	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

